142.0	0010	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	683,500 / 683,500
					USE VALUE:	683,500 / 683,500
					ASSESSED:	683,500 / 683,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORCHARD DANIEL R	
Owner 2:	FULWEILER ROBINSON W	
Owner 3:		
Street 1:	17 HIGH HAITH RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	TATRO ROLAND H -
Owner 2:	-
Street 1:	89 SHIRLEY ST
Twn/City:	PEPPERELL
St/Prov:	MA Cntry:
Postal:	01463

NARRATIVE DESCRIPTION

This parcel contains 4,856 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Stucco Exterior and 1279 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4856.000	225,700	5,300	452,500	683,500
Total Card	0.111	225,700	5,300	452,500	683,500
Total Parcel	0.111	225,700	5,300	452,500	683,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 534.40 | /Parcel: 534.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 92330

GIS Ref

GIS Ref

Insp Date 11/04/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0010-0002.A

!11061!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,700	5300	4,856.	452,500	683,500	683,500	Year End Roll	12/18/2019
2019	101	FV	195,000	5300	4,856.	424,300	624,600	624,600	Year End Roll	1/3/2019
2018	101	FV	195,000	5300	4,856.	350,700	551,000	551,000	Year End Roll	12/20/2017
2017	101	FV	195,000	5300	4,856.	322,400	522,700	522,700	Year End Roll	1/3/2017
2016	101	FV	195,000	5300	4,856.	294,200	494,500	494,500	Year End	1/4/2016
2015	101	FV	184,200	5300	4,856.	288,500	478,000	478,000	Year End Roll	12/11/2014
2014	101	FV	184,200	5300	4,856.	268,100	457,600	457,600	Year End Roll	12/16/2013
2013	101	FV	184,200	5300	4,856.	255,100	444,600	444,600		12/13/2012

PRINT

Date	Time
12/11/20	01:16:18

LAST REV

Date	Time
06/21/19	08:23:14

danam

PAT ACCT. 11061

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TATRO ROLAND H,	70505-39		1/12/2018		720,000	No	No		
TATRO ROLAND H	70278-224		11/22/2017	Convenience		No	No		
TATRO ROLAND H,	62487-423		8/20/2013	Family	1	No	No		
	13323-488		11/1/1977		47,000	No	No		N

USER DEFINED

Prior Id # 1:	92330
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2019	424	Inter Fi	6,000	C				reno sunroom
3/27/2019	411	Re-Roof	8,800	C				
4/11/2018	404	Redo Kit	55,760	C				
5/6/2010	403	Re-Roof	3,800					
6/16/1995	329		10,000					5X10 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2008	Meas/Inspect	345	PATRIOT
11/17/1999	Meas/Inspect	270	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4856		Sq. Ft.	Site		0	80.	1.16	9									452,544						452,500	

Total AC/HA: 0.11148 | Total SF/SM: 4856 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 452,544 | Spl Credit | Total: 452,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98588204
Adj $ / SQ:	173.022
Other Features:	66100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327029
Depreciation:	101379
Depreciated Total:	225650

COMMENTS

648-0293 LEDGE IN BMT. OF=BMT SINK & TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

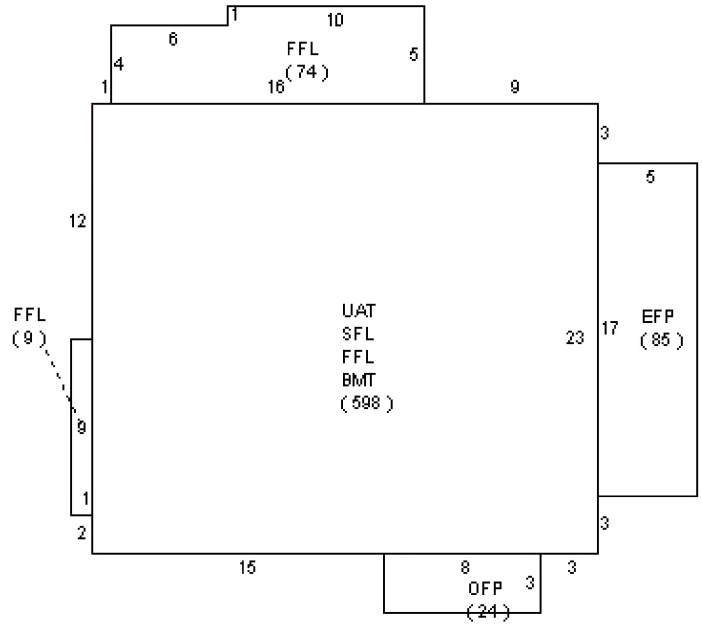
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.02
Special Features:	0	Val/Su Net:	113.65
Final Total:	225700	Val/Su SzAd	176.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	681	173.020	117,828
SFL	Second Floor	598	173.020	103,467
BMT	Basement	449	51.910	23,280
UAT	Upper Attic	150	69.210	10,347
EFP	Enclos Porch	85	58.420	4,966
OFP	Open Porch	24	43.380	1,041

	Net Sketched Area:	1,986		Total:	260,929
Size Ad	1279	Gross Are	2584	FinArea	1279

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0010-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1950	20.95	T	40	101			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300